

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1088  
*DWELLING AND SETTING - 22 ST DAVIDS STREET,  
LYTTELTON***



PHOTOGRAPH: B. SMYTH 2014

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

22 St David's Street has historical and social significance as an example of a typical larger home of the mid Victorian period, and for its association with prominent Lyttelton figures Presbyterian minister William McGowan and headmasters James Dawe and Emile Just.

Town Section 194, the site of 22 St David's Street, was subdivided from a larger block then owned by Captain Richard Wood (the owner of the adjacent dwelling *Glen Lossie*), and sold to Lyttelton's Presbyterian minister Rev. William McGowan in 1875. The Scottish-born McGowan arrived in Wellington in 1865 and was appointed to Lyttelton in 1870. His St David's Street house was built in 1875. McGowan however died in 1877, and the Education Board bought the house from his widow in 1878 to serve as the headmaster's residence for Lyttelton Main School.

The first headmaster to live in the house was the newly-appointed James Dawe, a Cambridge graduate and former Christ's College master. In 1890 Dawe was succeeded by Emile Just. The Australian-educated Just had previously taught in Kumara and at Christchurch East School. He served as Lyttelton Main's headmaster for twenty-eight years, and was involved with numerous community organisations.

After Just's retirement, his former home was sold by the Education Board to sailmaker Rudolph Anderson in 1919. The Norwegian-born Anderson and his Scottish wife Isabella did not live in the house but rented it out. From 1921 they also owned the adjacent *Glen Lossie* - which they also rented out. Rudolph Anderson died in 1933, but 22 St David's Street was not sold until after Isabella's death in 1942. The house was purchased by greengrocer Percy Mitchell and his wife Gladys. Percy died in 1949; after this date Gladys kept crane driver William Dean and his wife June as boarders. The Deans bought the property in 1956 and lived there for a further 40 years until William's death in 1995.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

22 St David's Street has cultural significance as a demonstration of the way of life of the professional people who occupied it in the late nineteenth and early twentieth century - with particular regards to its role as employment-related housing for the local headmaster.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

22 St David's Street has architectural and aesthetic significance as a typical larger 'T' plan Carpenter Gothic house of the 1870s, designed by architect Issac Jacobsen.

Carpenter Gothic houses are usually distinguished by their T-plan form, steeply pitched roofs, dormer windows, and timber fretwork on bargeboards and verandahs. The style reached its decorative zenith in the 1870s aided by the development of machine-cut timber fretwork. 22 St David's is a comparatively modest iteration of the style, with simple window hoods, verandah brackets and a quatrefoil motif in the bargeboards. Other comparable examples of the Carpenter Gothic style in Lyttelton include 18 St David's Street (c1875), 2 Cunningham Terrace (1877) and the former Gaoler's House in Oxford Street (also 1877). The dwelling was designed by J S M (Isaac) Jacobsen, who called tenders for its erection in March 1875. The German-born Jacobsen (1823-1906) initially settled in Nelson in 1843. He began practising in Lyttelton soon after the fire of 1870, and was working in Christchurch in the early 1880s before he returned to the Nelson district for his health. His son Theodore was also an architect.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

22 St David's Street has technological and craftsmanship significance as a demonstration of construction methods and the use of materials in the 1870s. As a larger home, the expectation would be that the quality of materials and workmanship would be higher than that in a standard home of the period.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

22 St David's Street has contextual significance in its location at the southern end of St David's Street. This area is a consistent stretch of mostly colonial-era homes of various sizes and styles, the majority of which are heritage-listed. In its elevated location on the hillside above the end of London Street, the house is a distinctive Lyttelton landmark.

The setting of the dwelling is its immediate parcel, a sloping square suburban section. The section originally ascended steeply behind the house through to Reserve Terrace but was subdivided in the late twentieth century. The house is now located on an elevated site towards the back of the section, behind a garden that descends to a stone retaining wall.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

22 St David's Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Its section was subdivided from the grounds of the adjacent dwelling *Glen Lossie*, which had its origins in the 1850s.

### **ASSESSMENT STATEMENT**

22 St David's Street has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance as an example of a typical larger home of the mid Victorian period, and for its association with prominent Lyttelton figures Presbyterian minister William McGowan and headmasters James Dawe and Emile Just. The dwelling has cultural significance as a demonstration of the way of life of the professional people who occupied it in the late nineteenth and early twentieth century - with particular regards to its role as employment-related housing for the local headmaster. The dwelling has architectural and aesthetic significance as a typical larger 'T' plan Carpenter Gothic house of the 1870s, designed by architect Issac Jacobsen. The dwelling has technological and craftsmanship significance as a demonstration of construction methods and the use of materials in the 1870s. As a larger home, the expectation would be that the quality of materials and workmanship would be higher than that in a standard home of the period. The dwelling has contextual significance in its location at the southern end of St David's Street. This area is a consistent stretch of mostly colonial-era homes of various sizes and styles, the majority of which are heritage-listed. In its elevated location on the hillside above the end of London Street, the house is a distinctive Lyttelton landmark. The dwelling and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Its section was subdivided from the grounds of the adjacent dwelling *Glen Lossie*, which had its origins in the 1850s.

**REFERENCES:**

CCC Heritage File: 22 St David's St

*Press* 10 March 1875, p 4.

<http://www.theprow.org.nz/people/isaac-jacobsen/#.VPN9-im9xds>

<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=TC19060709.2.10>

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.